



KITTERY PLANNING BOARD MEETING

KITTERY TOWN HALL

200 Rogers Road, Kittery, Maine 03904

Phone: 207-475-1323 Fax: 207-439-6806 Net: www.kittery.org

Thursday, October 14, 2010

6:00 P.M. to 10:00 P.M.

AGENDA

MINUTES APPROVAL - (5 minutes) – Review and action on meeting minutes of September 23, 2010.

PUBLIC COMMENT - (5 minutes) Public comment and opinion are welcome during this open session. However, comments and opinions related to development projects currently being reviewed by the Planning Board will be heard only during a scheduled public hearing when all interested parties have the opportunity to participate. The Planning Board is a quasi-judicial board and matters regarding development projects before the Board are subject to comment only during the official review process.

PUBLIC HEARING

ITEM 1 (15 minutes) – **When Pigs Fly Store and Restaurant - Site Plan Review – Preliminary Plan –Public Hearing**
- Andrew and Ron Siegel, owners propose to construct a new retail and restaurant space in the location of the existing residence. The proposed building is 5,000 square feet with an additional 1,200 square foot porch. The proposed building includes 1,600 square feet for retail use, 2,400 square feet for a restaurant with seating for approximately 100 customers and a 1,000 square foot kitchen. The proposed development is located at 460 US Route 1 at the north east corner of US Route 1 and Lewis Road, in the Mixed Use (MU) zone, and identified as Tax Map 61 Lot 27A. The owner's agent is Thomas Harmon, PE with Civil Consultants.

NEW BUSINESS

ITEM 2 (15 minutes) – **Knickerbacker Residence 40 Pepperrell Rd.– Shoreland Overlay Zone Project Plan Review**
- Bonnie Knickerbacker, owner proposes to develop construct a 6' x 10' dormer in a 2nd floor room for a home office. The proposed development is located at 40 Pepperrell Road in the Residential - Kittery Point Village (R-KPV) zone and Shoreland Overlay zone (OZ-SL-250') and identified as Tax Map 18 Lot 28. The owner's agent is Allen Downs, Jr. with Downs Restoration and Construction.

ITEM 3 (15 minutes) – **Litson Village – Subdivision Plan - Sketch Plan Review** - Litson Village LLC, owners propose to develop mixed use buildings with residential condominiums retail and office space. The proposed development is located at 127 State Road in the Business –Local (B-L) and Residential – Urban (R-U) Zones, and identified as Tax Map 8 Lot 15 and Map 14 Lot 25. The owner's agent is Michael Lassel, AIA with Lassel Architects.

ITEM 4 (15 minutes) – **Washbay Truck Wash – Site Plan – Sketch Plan Review** – William Wyman, owner, proposes to develop a public truck wash facility located at 19 and 21 Ranger Drive in the Commercial 3 (C3) zone and identified as Tax Map 13 Lots 5-10 and 12. The owner's agent is Eric Clark with The Washbay Truck Wash.

ITEM 5 (30 minutes) – **Planning Board Workshop - Town Code Title 16 Land Use and Development Amendments including shoreland provisions.**

ITEM 6 (10 minutes) - **TOWN PLANNER'S TIME**

OTHER BUSINESS

ITEM 7 (30 minutes) - **Planning Board Workshop (continuation) – Community Growth Management / Comprehensive Planning and Design.**

ADJOURNMENT - (by 10:00 PM unless extended by motion and vote)

DISCLAIMER: ALL AGENDAS ARE SUBJECT TO REVISION ONE WEEK PRIOR TO THE SCHEDULED PLANNING BOARD MEETING.